

Responses to Submitted Questions for the Minnesota Ave /Benning Road Phase 2 Solicitation

1. Q. Is the 100,000 square feet, space that DC will commit to now?  
A. No but will be considered if proposed as part of respondents offer.
2. Q. Is the 100,000 sq ft set aside in land area or building capacity?  
A. Land area.
3. Q. Is the 100,000 sq ft in option C land area or FAR?  
A. Land area.
4. Q. Can the developer deliver the pad site with parking?  
A. Temporary parking could be an option.
5. Q. To what level of finish does the District require on Option C, (e.g. parking)?  
A. The pad should be delivered rough graded and stabilized with seed, grass, to prevent runoff. The pad shall have access to utilities and vehicular access to the remainder of the site.
6. Q. Will pricing of pad reflect cost of amenities?  
A. The pad is to be delivered to the District as part of the deal structure. The value of the “non-pad” site (the remaining land) should reflect the highest price the Offeror is willing to pay the District for the cost of that land.
7. Q. Please clarify expectations of pad allocation mentioned in Option C.  
A. See response to no. 5
8. Q. What is meant by the pad site? Is this a utility accessible site?  
A. Yes at minimum this site should be utility accessible site. The pad should be a finished site with a land area of 100,000 sq ft that would be suitable for vertical construction at a later date.
9. Q. Is the human capitol piece...job internships, apprenticeship, etc. a requirement under the evaluation criteria? If not is should be.  
A. Yes it is.

10. Q. Is there any available environmental information for the site (i.e. DOES, OPM, WMATA)?
- A. There is a Final Environmental Assessment July 2007 prepared for the DOES Building Project. It can be accessed on the DMPED website [www.dcbiz.gov](http://www.dcbiz.gov)
11. Q. Have any environmental assessments been completed on the property?
- A. See response to question no.10
12. Q. What is the timing of DOES construction?
- A. Bids are under review; construction will commence within the next 90 – 120 days
13. Q. By consolidating the site, can you increase the height requirement greater than 90 ft?
- A. No, 90 feet is the max with a planned unit development (PUD).
14. Q. What is meant by 20% development participation? How does this differ from equity ownership?
- A. The law requires that companies certified as Local, Small, AND Disadvantaged (all three) receive 20% in equity participation and 20% in development participation in all development projects supported by District funds or taking place on District property. In many cases, the equity and development participation requirements can be met by including a LSDBE developer on the team that is also contributing equity to the project. However the two requirements do not necessarily have to be combined. There may be a LSDBE company that contributes equity to the project as a passive investor, but has no interest in the actual day-to-day development activities. And there may be a separate LSDBE developer that is part of the development team and taking part in bringing the project to fruition, but who is not contributing equity. In either case – whether the LSDBE equity and development participation requirements are combined, or whether they are separate, the development participation is generally measured by development fees. Thus the LSDBE development partner(s) should receive at least 20% of the development fees for the project.
15. Q. How strict is the page limitation? This is a lot of information for 25 pages.

- A. You will not be disqualified if you exceed 25 pages. However please try to keep proposals to a maximum of 25 pages not including appendix items.
16. Q. Will power point presentation be available on DMPED website?
- A. Yes. It is there as of 4/23/08
17. Q. Will the sign in sheet be available on DMPED website?
- A. Yes. It is there as of 4/23/08
18. Q. What is the added value in submitting all 3 options?
- A. There will be no additional points awarded, but it allows the District to consider more choices from a single offeror.
19. Q. Are rental/ownership mix options available for housing options?
- A. Yes